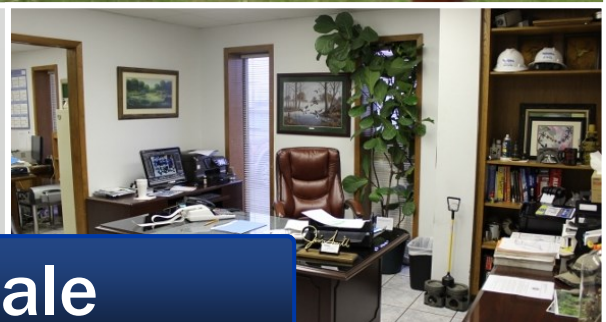


Ralston Diesel Service, Inc.

202 Holt Road, Victoria, TX 77901



For Sale

Prepared by:

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The Ron Brown Company

www.cbcworldwide.com

2515 N. Navarro, Victoria, TX 77901

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Executive Summary

The Offering:

Coldwell Banker Commercial The Ron Brown Company is please to offer for sale the 100% fee simple interest in 202 Holt Road, Victoria, Texas.

Investment Highlights:

- 9.46 acres of land
- Three pre-engineered steel buildings. One bldg. approx. 14,700 sf., 1,250 sf., and 5,000 sf.
- One 10 ton certified overhead crane
- Four 1 ton table cranes
- Dyno Room
- Wash bay
- Executive office space
- Second story storage area

Location Highlights:

- Located on the corner of US Business 59 and Holt Road.
- Located in major industrial area and close to Victoria Regional Airport

Executive Summary



The Property

Ralston Diesel Services, Inc., 202, Hold Rd., Victoria, TX 77901

Property Specifications

Property Type:	Industrial
Zoned	No zoning
Building Size:	20,578
Year Built/Renovated:	1991 / 1993
Number of Stories:	2

Price

Sale Price: \$1,980,000

Property Overview

202 Holt Road

Looking West



Looking South



Property Overview



Dyno Room



Inside Dyno Room



10/Ton Overhead Crane



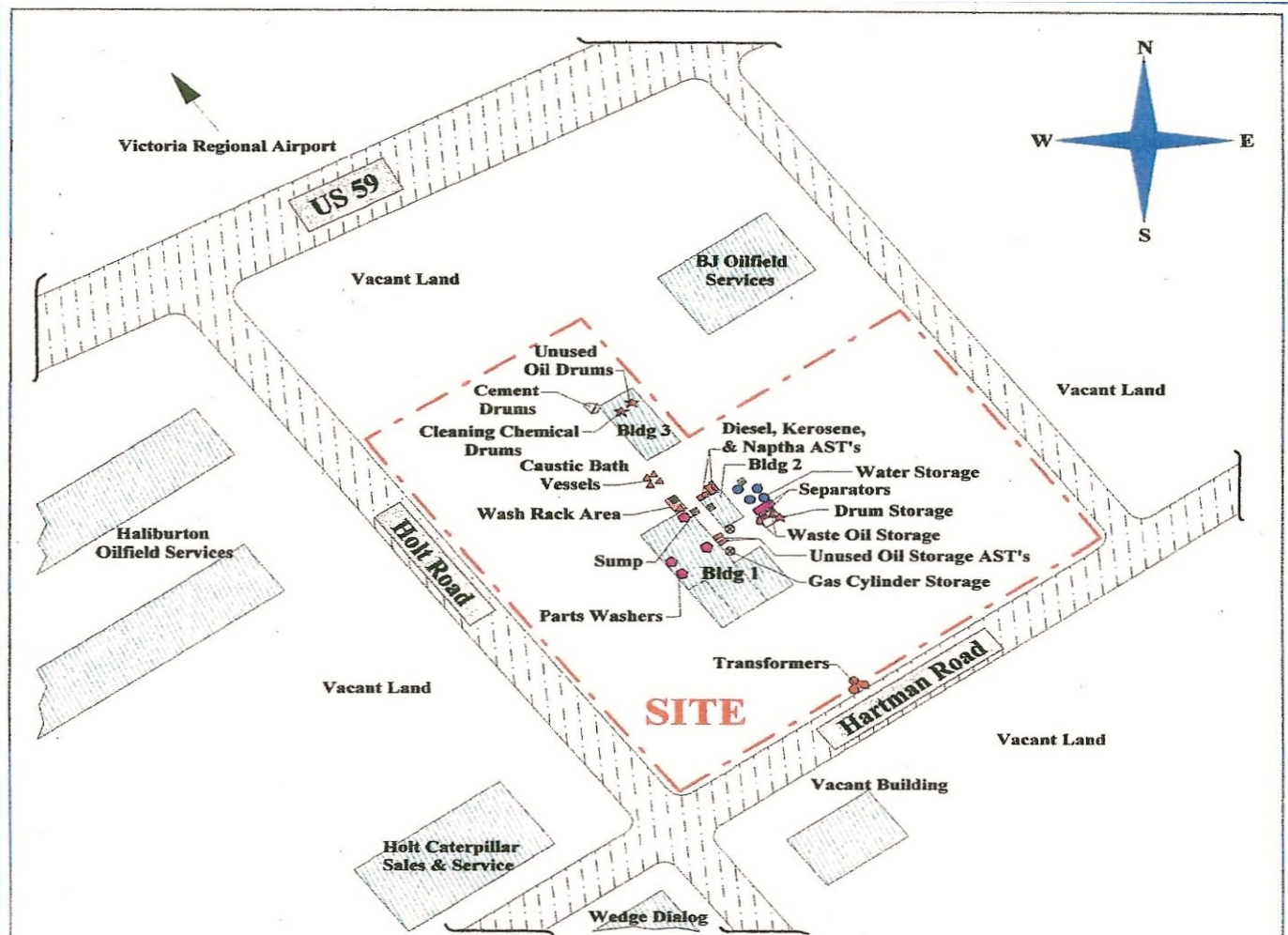
Table Cranes



Wash Bay

Property Overview

Site Plan



LEGEND			
	Building		Waste Oil Storage Tank
	Roadway		Water Storage Tank
	Wash Rack Area		Above Ground Storage Tank (AST)
	Sump		Drum Storage
	Cement Drum		Parts Washer
	Gas Cylinder Storage		Transformer
	Site Boundary		

SITE PLAN		
Scale: Not to Scale	Ralston Diesel Service 202 Holt Road Victoria, Texas Norwest Bank	Figure 3
Source: Arkwood Engineering		
Ref: 83NWRALS.ESA		

Property Overview

Property Details

Property Address

202 Holt Road
Victoria, Texas 77901

Property Details

Primary business of Ralston Diesel Services, Inc. is the repair of large diesel engines and large oil field equipment such as draw works and mud pumps. Ralston is also engaged in the rental of heavy construction equipment and restoring dilapidated drilling rigs.

Price

\$1,980,000

Property Specifications

Property Type: Industrial
Zoned: none
Building Size: 20,578 SF
Land: 9.46 acres
Year Built/Renovated: 1991 / 1993
Number of Stories: 2
Total Size: 20,578 SF



Property Features

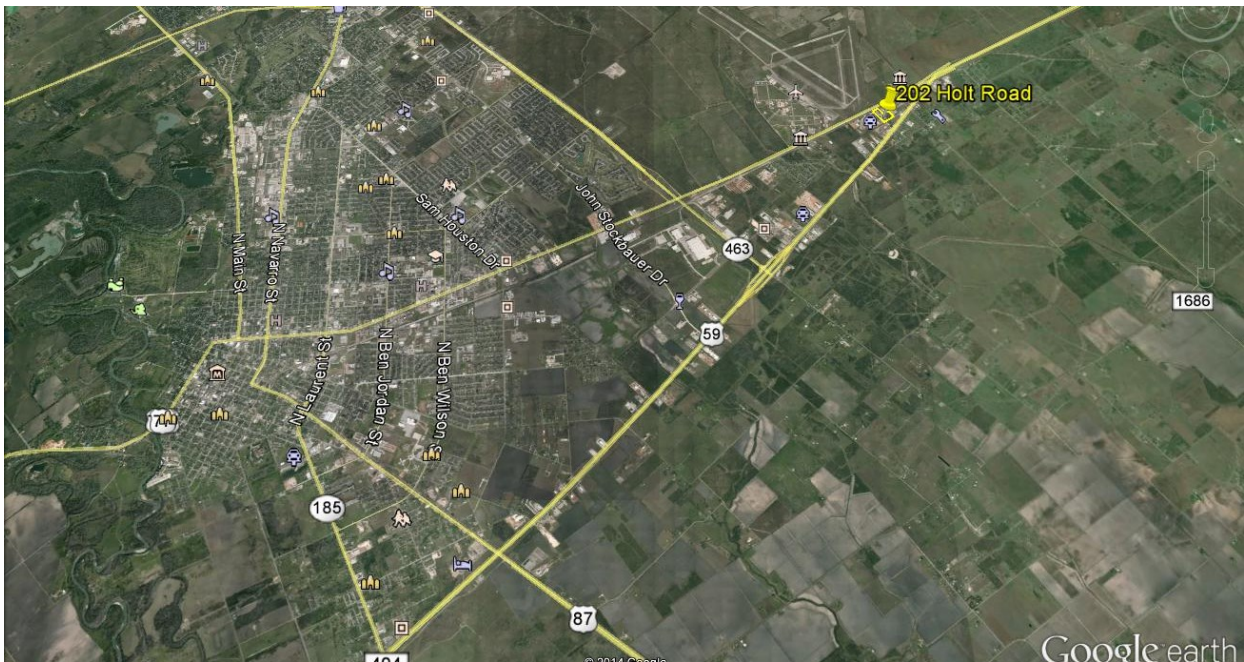
Main Office: 5 uniquely finished offices, 2 restrooms, reception area
Men's restroom in shop, break room, 5 overhead doors 16', one 10-ton overhead crane, two 2-ton Jib cranes, wash bay, 67' x 100' main shop, 25' bottom of joist, 26' peak bottom of joist
Main Shop:
Executive Office: Office, file room, additional computer room 5 ton ac unit
Parts Room: 10x12 and 10x10 door, 70x40 overhead storage
Dyno Room: Capable of 200 mph winds
Warehouse: Two 16'x16' doors in warehouse, 16' to the bottom of joist

Location Information

Cross Street: Holt Road and Hartman Road
Located: SW corner
Metro Market: South Coastal Texas/Eagleford Shale Area
Submarket: Victoria
County: Victoria

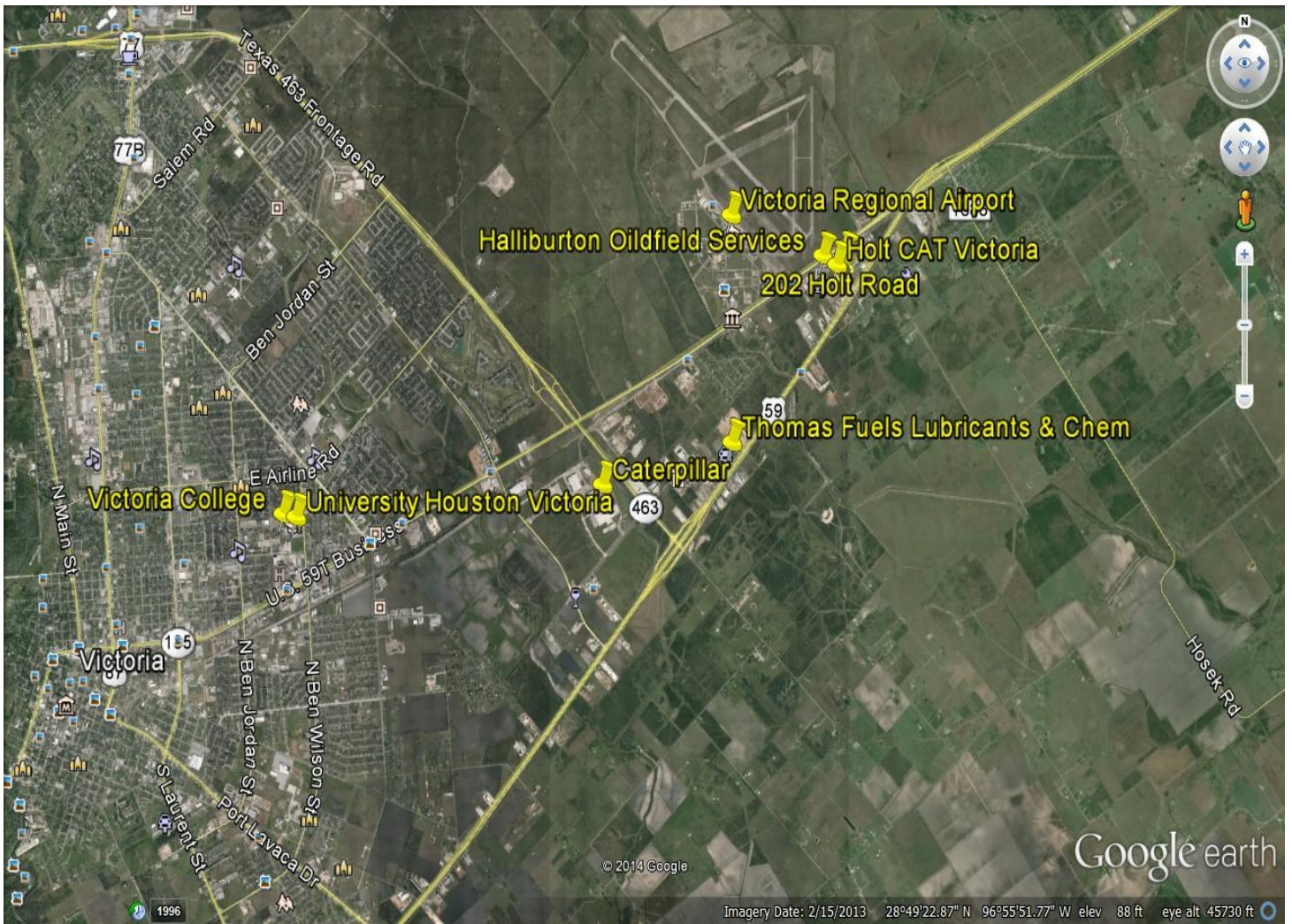
Property Overview

Maps & Aerials



Property Overview

Nearby Businesses



Contact Information

Contact Info

For more information, please contact:

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Confidentiality Statement

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" **CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.